

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 21 March 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Mr. Jack Wood, who led the assembly in the Pledge of Allegiance.

14 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Michele Bain, Donna Gebhart, Jack Wood, Roy Moosa, Harry Christiansen, Chuck Sanacore, Ike Perez, Eileen Delaney, Jackie Heyneman and Steve Smith. Jim Russell was excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item

Mr. Harrington announced that the Liberty quarry EIR was scheduled for release early April. Meeting had been scheduled for April 26 and May 3 at the Rancho Community Church in Temecula to discuss the report.

Mr. Wood read a letter from Mr. Ray Proctor Assistant Superintendent of the Fallbrook Elementary School District requesting that San Diego County Department of Planning and Land Use require a complete elementary school for the Campus Park project.

Mr. Wood stated the Steering Committee of community planning group representatives had requested at their most recent meeting that DPLU recommend that community plans not be made subordinate to the County wide General Plan.

Mr. Wood also reported that he would be attending the DPLU meeting to get input on updating the County Equestrian ordinances. He stated that the ordinances had not been revised in many years and were being reviewed by DPLU.

2. Approval of the minutes for the meetings of 21 February 2011. Voting item.

Ms. Burdick motioned to approve the minutes. The motion was approved with Ms. Delaney abstaining.

3. Sidewalk Project Status Reports for the following four locations;

We'd like to discuss these with you and the property owners, including any special needs they might have and the likelihood of parking prohibitions. Clemmens has additional issues related to the potential redevelopment of the shopping center on the south side and Del Rey on the north side. Department of Public Works project manager Steve Ron, 858-694-2567,

Steve.Ron@sdcounty.ca.gov. Circulation Committee. Community input. Voting item. (2/25)

Mr. Hasib Baha presented the overall proposed sidewalk improvement project. He stated that while there were not identified funds available, the County staff felt that the four areas they were going to present were high priority areas. The County was requesting Planning Group concurrence on the importance of the projects, the proposed location, and parking restrictions along the proposed improvements.

Alvarado: north side from Pasadena to Mission

Mr. Matt Widelski presented the Alvarado project. The sidewalk was designed to be on the north side of the road and join existing curb returns at Pasadena and Mission. Driveways

would be reconnected. The future curb would be located at the present edge of paving leaving only a 12 foot east bound traffic lane requiring a street parking restriction. Ms. Burdick reported that the Circulation Committee had reviewed the proposal and had approved it. After limited discussion, Ms. Burdick motioned to approve the project and parking prohibition. The motion passed unanimously.

Ammunition: north side from Alturas east 300' & Alturas

Mr. Matt Widelski presented the Ammunition – Alturas projects. The sidewalks were designed to go on the north side of Ammunition and east side of Alturas. The Ammunition project would link to existing sidewalk at the Town Center shopping center. Again a parking prohibition was required along the improvement. Mr. Widelski stated that there was one palm tree at the east end of the project that may need to be removed. Ms. Heyneman stated that the tree removal should not present a problem. Ms. Burdick reported that the Circulation Committee had reviewed the proposal and had approved it. After limited discussion, Ms. Burdick motioned to approve the project and parking prohibition. The motion passed unanimously.

Aviation: north (west) side from Alturas to Wisconsin

Mr. Matt Widelski presented the Aviation project. The sidewalk was designed to go on the north and northwest side of Aviation. Ms. Gebhart stated that a DG pathway would provide for bicyclists as well as pedestrians. Mr. Goralka stated that DPW preferred to maintain concrete sidewalks. Ms. Burdick reported that the Circulation Committee had reviewed the proposal and had approved it. After lengthy discussion, Ms. Burdick motioned to approve the project and parking prohibition. The motion passed with ten in favor and Mr. Moosa, Ms. Bain, Ms. Gebhart and Ms. Dooley opposed.

Clemmens: Old Stage to Mission

Mr. Matt Widelski presented the Clemmens project. The sidewalk was designed to go on the north side of Clemmens. Mr. Moosa had concerns with the placement of the sidewalk on the north side. Mr. Goralka stated that the sidewalk project could be constructed on either side of the road but that the north side provided a slightly safer condition for pedestrians (they would not need to cross Clemmens mid-block from Vine). Ms. Burdick reported that the Circulation Committee had reviewed the proposal and had approved it. After limited discussion, Ms. Burdick motioned to approve the project and parking prohibition. The motion passed unanimously.

4. AD11-005 Request for an Administrative Permit Owner applicant and contact person Whitney Robinson 760-451-9336, whitleyhr@gmail.com for a proposed waiver for the height of their existing front yard and side yard fence from 42" to 72" located at 855 Hillcrest Terrace APN 105-860-02. County planner Emmet Aquino at 858 694-8845, Emmet.Aquino@sdcounty.ca.gov.

Land Use Committee. Community input. Voting item. (12/12/2010)

Mr. Robinson presented the request. He stated that he had small children and was afraid of coyotes entering his back yard. He had constructed a 6 foot fence along the right of way line of Hillcrest Terrace to prevent Coyotes from seeing into his back yard. The County only allowed a 3.5 foot fence in that location and he was requesting a waiver of the requirement and an opportunity to landscape the fence. Mrs. Robinson read three letters from neighbors approving of the fence. The neighbors directly across the street stated that they objected to the fence. After lengthy discussion, Mr. Moosa motioned to deny the request and recommended that the fence be built to the 3.5 foot requirement or moved back from the property line to a point where a variance could be approved for a 6 foot fence. The motion passed with eleven in favor. Ms. Delaney, Ms. Gebhart and Mr. Smith voted against.

5. STP11-002 Site Plan for thirteen single family residences, all single story, to be built on 1+ acres each located at 4125 Pala Mesa Drive APN 125-210-(15 – 27). Owner Zephyr Partners Fallbrook Development 858-558-3650. Applicant Chris Dahrting 619-559-0372. Contact person Eric Schassberger 619-954-9825. County planner Katie Hughes 858-495-5845, Katie.hughes@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting. (2/16)

The project engineer for Zephyr presented the request. Zephyr was picking up a 13 lot subdivision just west of I-15 on Pala Mesa Drive. The final map was in place and grading already approved and completed. The request was for approval of the design for the homes to be constructed on the pads. All were single story and a color pallet was presented. Ms. Delaney approved of the proposed colors. Mr. Harrington reported the I-15 Corridor Design Review Committee had reviewed and approved the project. Mr. Christiansen stated that the homes seemed small and not estate type homes. After limited discussion, Mr. Harrington motioned to approve the project as presented. The motion passed with thirteen in favor. Mr. Christiansen abstained from the vote.

6. Request for a waiver of B community design site plan requirement for replacing 2 wall signs with larger channel letter illumination wall sign and refacing the monument sign at O Reilly's located at 812 South Main Avenue APN 104-132-26, (714-683-1120). Contact person David Arriaya 951-697-8889. County planner, Debra.Frischer@sdcounty.ca.gov. **Design Review Committee.** Community input. Voting item. (2/25)

The owner's representative presented the proposal to change the existing signs for the new business. Ms. Delaney reported the Design Review Committee had reviewed and approved the request.

After limited discussion Ms. Delaney motioned to approve the request as presented and the motion was approved unanimously.

7. S89-063m Minor Deviation to an existing Site Plan for a new monument sign for the North County Fire Protection District located at 330 S. Main Street. Contact person Sid Morel 760.723-2015. **Design Review Committee.** Community input. Voting item.

Mr. Sid Morel presented the request to place a new illuminated message board sign outside the Fire District Office on Main. The sign would be used to post safety messages and would be turned off when Fire Department personnel left the building. It would also be removed if the Fire Department moved from the leased space. Ms. Dooley stated that she objected to the sign. She felt the downtown area should not have illuminated message board signs and did not think the proposed sign was attractive or necessary.

After limited discussion Ms. Delaney motioned to approve the request for a 4 X 6 illuminated sign with the message board located in the upper portion of the sign and the approval to be rescinded if or when the Fire Department moved from the site. The motion was approved with 9 in favor. Mr. Harrington Ms. Gebhart, Mr. Moosa, Ms. Dooley and Mr. Christiansen voting against.

The meeting was adjourned at 9:32 pm.
Tom Harrington, secretary.